



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 22, 2008

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for an Office (CZ-70016)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the November 7, 2007 public hearing, the County Planning Commission voted (5-0; Commissioner Becerra excused) to recommend approval of a Special Use Permit for a Specific Use for an Office on Lot 2B, Sandia Heights South, Unit 16, located on the south side of San Rafael Avenue NE between Tramway Boulevard and Quail Run Court, and containing approximately .82 acres. The decision was based on the following three (3) Findings and subject to the following twelve (12) Conditions.

Findings:

1. This is a request for approval of a Special Use Permit for Specific Use for an Office on Lot 2B, Sandia Heights South, Unit 16, located on the south side of San Rafael Avenue NE between Tramway Boulevard and Quail Run Court, and containing approximately .82 acres.
2. The property is within the Semi-Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86 in that the applicant has demonstrated that the requested land use change will be more advantageous to the surrounding area.

Conditions:

1. Only outpatient activities shall be allowed.
2. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along all streets of no less than 10 feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses.

3. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided to prevent fugitive light from crossing onto adjacent lots or public rights-of-way.
4. No outdoor speakers or amplified sound systems shall be permitted.
5. A minimum of 23 off-street parking spaces shall be provided, including the required number of parking spaces for disabled individuals as outlined within the Zoning Ordinance. All spaces shall meet the applicable size, designation, and accessibility requirements.
6. All off-street parking areas on the property shall be surfaced with a durable material consisting of concrete or bituminous surface. Spaces shall be appropriately marked to indicate the location of the space.
7. The applicant shall legally vacate the rights-of-way. The necessary subdivision procedures shall be completed within 120 days of final approval from the Board of County Commissioners.
8. The applicant shall provide additional access easement for the Quail Run access to meet minimum County standards. Bernalillo County Public Works Division and Fire Department approval is required prior to final site plan approval.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. This Special Use Permit shall be issued for the life of the use.
11. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of the final Board of County Commission approval.
12. The foregoing Conditions of Approval shall become effective immediately upon execution or utilization of any portion of the rights or privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (November 9, 2007)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval